



City of Charleston

BOARD OF ZONING APPEALS-ZONING

March 16, 2021

5:15 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bza-sd

****Video and microphone is currently disabled for all attendees.****

This meeting is being recorded.

Go to www.charleston-sc.gov/bza-z for instructions to join. Call (843) 724-3770 if you are experiencing technical difficulties.

Zoom Meeting Protocol

Order on Each Application:

- Chair announces each application followed by staff presentation and recommendation
- Staff presents application and City's recommendation. Staff will control slide presentation
- Staff announces comments received and whether anyone has signed up to speak
- Applicant, after being sworn in, will be allowed to present their application if opposition or questions are raised, followed by public comments from pre-registered attendees in favor. Each speaker will be sworn in before speaking
- Staff then recognizes registered attendees for public comments in opposition. Each speaker will be sworn in
- Staff then recognizes the applicant for a short rebuttal before Chair closes public comments and begins Board discussion

Providing Comment:

- People who sign up to speak prior to the 12 noon deadline will be called on when it is your turn to speak and your microphone will be enabled. You may only speak once on each item.
- Your microphone will be disabled after you are finished speaking.

Board of Zoning Appeals-Zoning

Your Board of Zoning Appeals-Zoning Members are:

Michael Robinson - Chair	Howell Morrison
John Bennett	Robben Richards
Allison Cannon Grass	Geiza Vargas-Vargas
Walter Jaudon	

Your City of Charleston Staff are:

Lee Batchelder, <i>Zoning Administrator</i>	Penny Ashby, <i>Senior Planner</i>
Scott Valentine, <i>TRC Coordinator</i>	Vanessa Ellington, <i>Clerk</i>

The Board of Zoning Appeals—Zoning has the authority to do three things:

1. Hear appeals to decisions of the Zoning Administrator;
2. Grant special exceptions, a fact finding function of the Board; and
3. Grant variances to the Zoning Ordinance if the application meets the hardship test outlined in Section 54-924 of the ordinance.

Board of Zoning Appeals-Zoning

Requirements for Granting a Variance

A variance may be granted by the Board of Zoning Appeals in an individual case of unnecessary hardship if the Board makes the following findings:

- a. there are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. these conditions do not generally apply to other property in the vicinity;
- c. because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- d. the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Agenda Item #A-1

Approval of January 19, 2021, February 2, 2021, February 16, 2021 and March 2, 2021 BZA-Z Draft
Minutes

(click on link below)

[https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/ 01192021-6190](https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/01192021-6190)

[https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/ 02022021-6257](https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/02022021-6257)

[https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/ 02162021-6294](https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/02162021-6294)

[https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/ 03022021-6332](https://www.charleston-sc.gov/AgendaCenter/ViewFile/Agenda/03022021-6332)

Agenda Item #B-1

130 BROAD STREET
(HARLESTON VILLAGE)
TMS# 457-12-02-014

Request variance from Sec. 54-301 to allow an addition (garage apartment) with a 3-ft. west side setback and 3-ft. rear setback (9-ft. and 25-ft. required).

Zoned DR-1F





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: March 16, 2021

Property Address 130 Broad St. TMS # 4671202014

Property Owner JUNE + Sam Furr Daytime Phone 743/442-6578

Applicant JUNE + Sam Furr Daytime Phone "

Applicant's Mailing Address 130 Broad St., Chas., SC

E-mail Address june@samfurrarchitects.com

Relationship of applicant to owner (same, representative, prospective buyer, other) same

Zoning of property DR-1F

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance(s) or special exception(s) being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 2.12.21

For office use only		Date application received _____	Time application received _____
Staffperson _____	Fee \$ _____	Receipt # _____	

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Variance being requested for an accessory building exception, side setback relief of 3'8". This is a narrow, corner lot + because of the side street, the access. bldg. setback is over half the width of the lot unlike all the surrounding lots on the block interior. Without the variance, the bldg. would be too narrow to be utilized as a garage. A precedent for this bldg's location is shown on the Sanborn maps. This bldg. should not adversely affect the neighbors as water runoff will be handled onsite + the bldg. meets the accessory building height requirements.

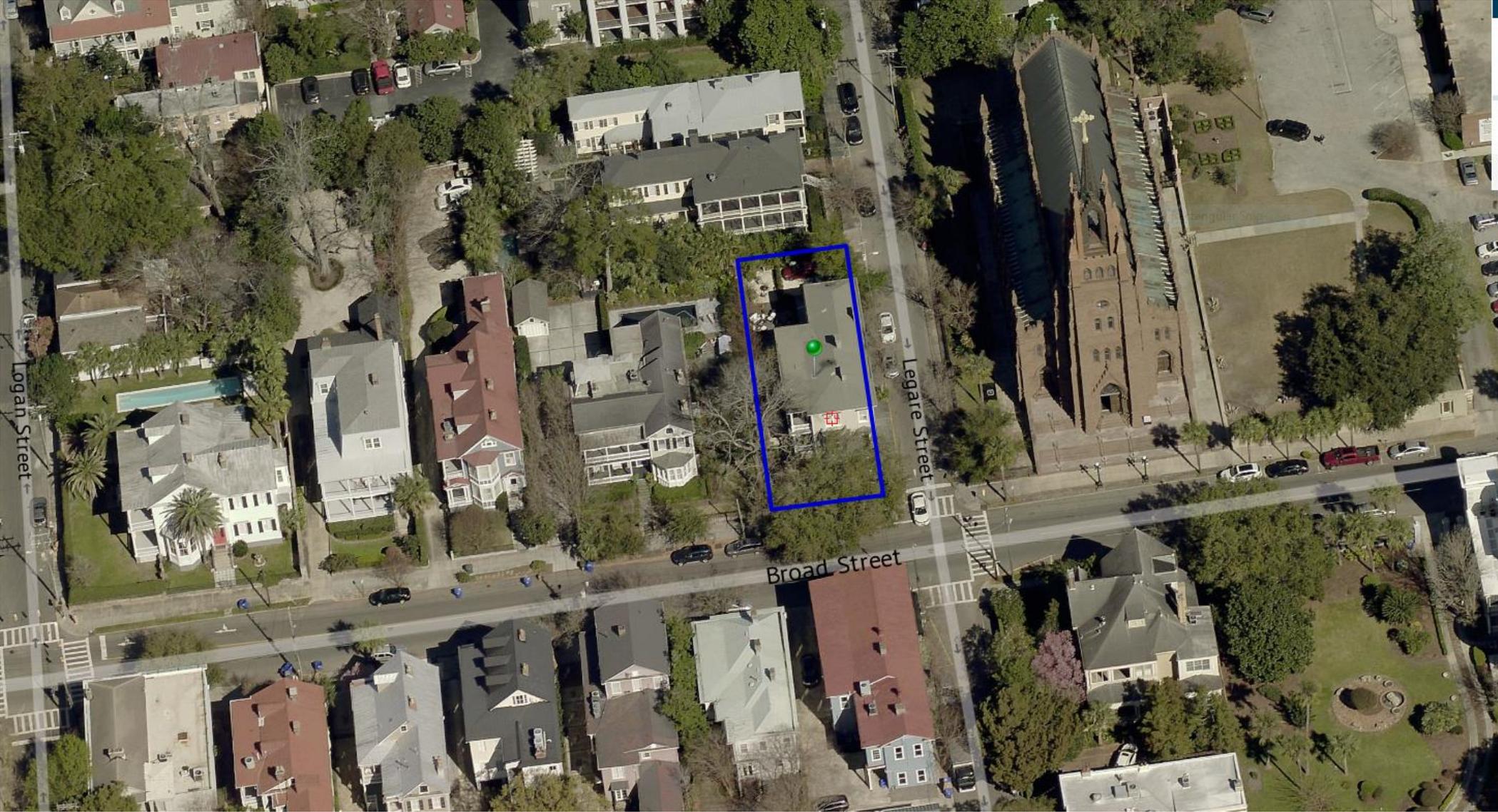
Variance Test: The Board of Zoning Appeals is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

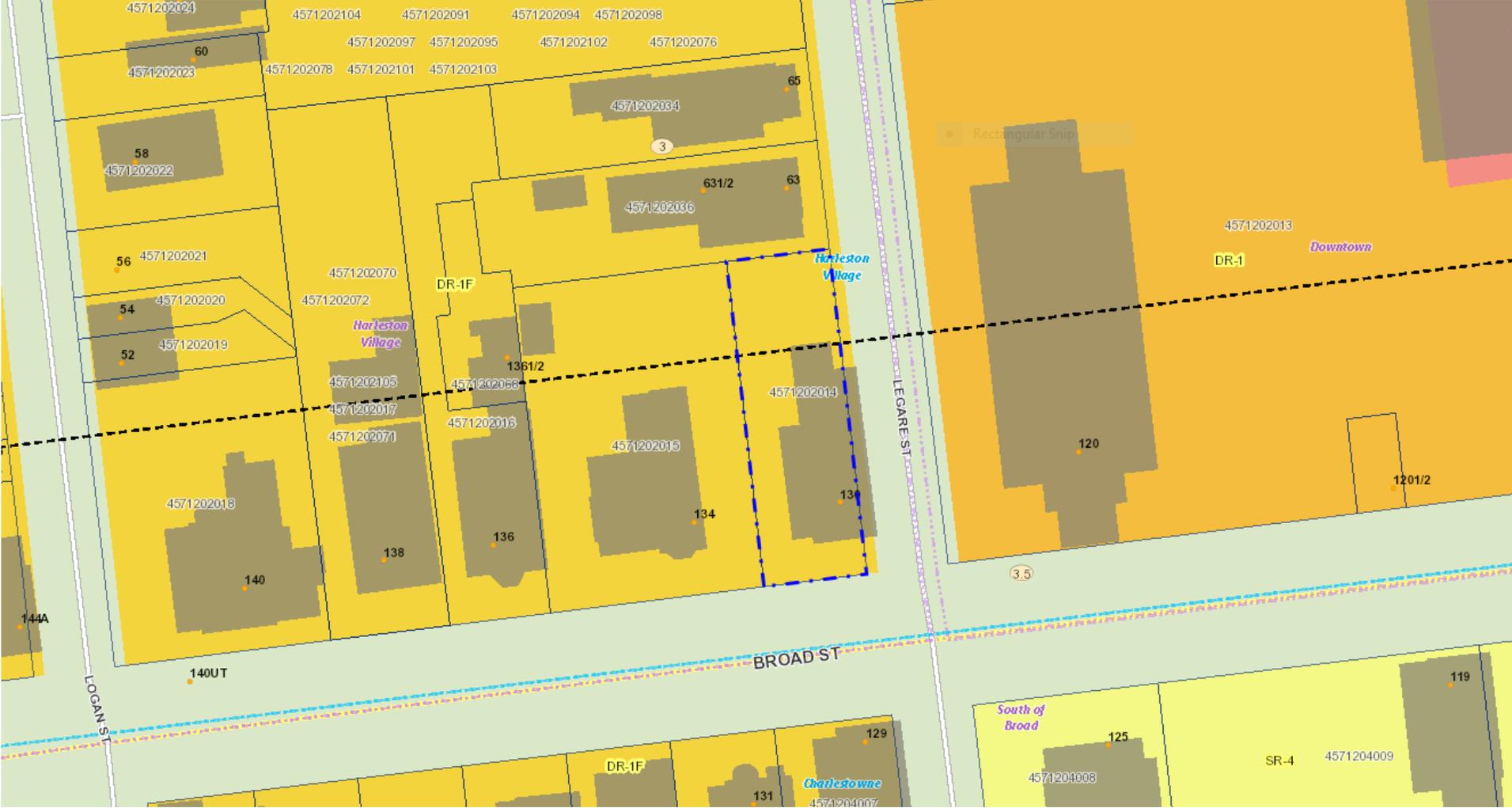
1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. (SC Code of Laws § 6-29-800)

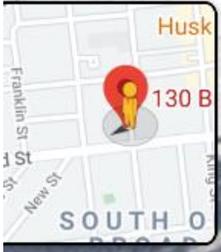
For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

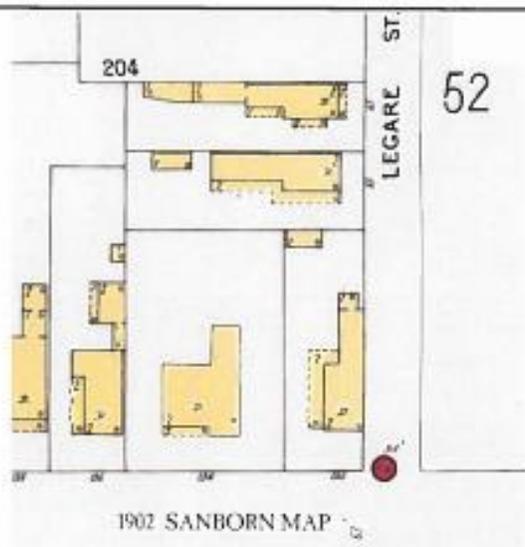




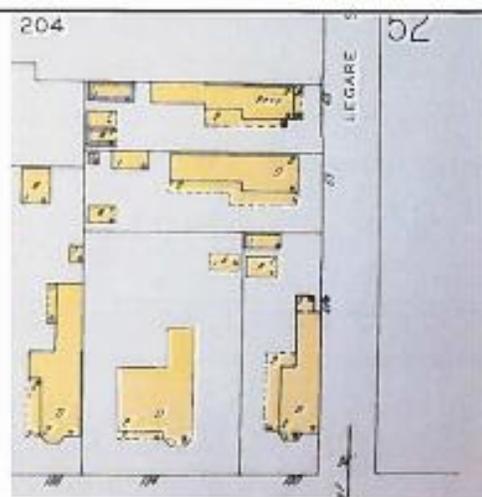




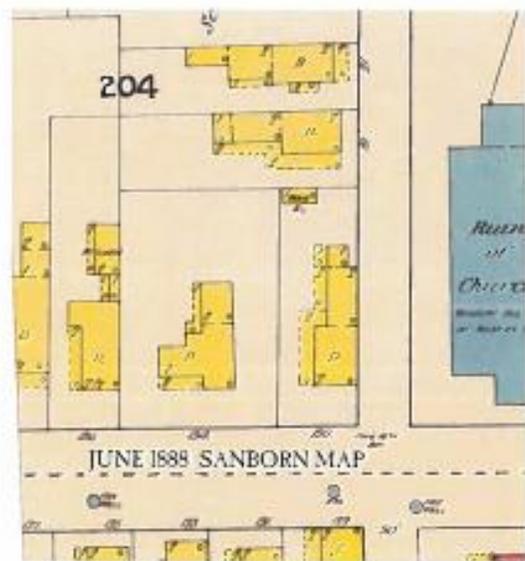
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE FOR INFORMATION ONLY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND NOT BE HELD RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY PROJECT.



1902 SANBORN MAP



1951 SANBORN MAP



JUNE 1888 SANBORN MAP



CURRENT SITE WITH PROPOSED ADDITION

SAMUEL FURR
ARCHITECTS
101 MARKET STREET, FLORENCE, SC 29502
803.777.1114

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
101 BROAD STREET
CHARLESTON, SC 29401

Drawn By:
Date:
Revision Date:

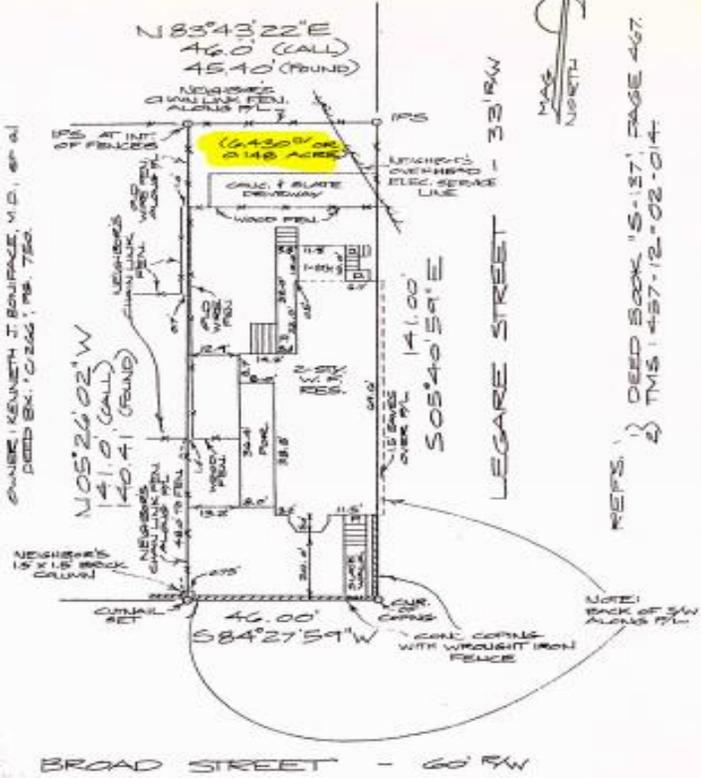
Sheet of

SUBORDINATE IDENTIFICATION
 I HEREBY certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am a duly qualified and licensed land surveyor in the State of South Carolina.
 TO ALL WHOM THESE PRESENTS SHALL COME.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.I.A. & H.U.D. FLOOD HAZARD BOUNDARY MAPS.

63 LEGARE STREET
 OWNER: MARY M. STREEN
 DEED BOOK 1A-62, PG. 108
 PLAT BOOK "BA", PAGE 60.

134 BROAD STREET
 OWNER: KEVIN J. ROUFFAGE, M.D., et al
 DEED BK. C-266, PG. 760.



REFS. 1) DEED BOOK "S-137", PAGE 467.
 2) TMS. 1-457-12-02-014.



PLAT

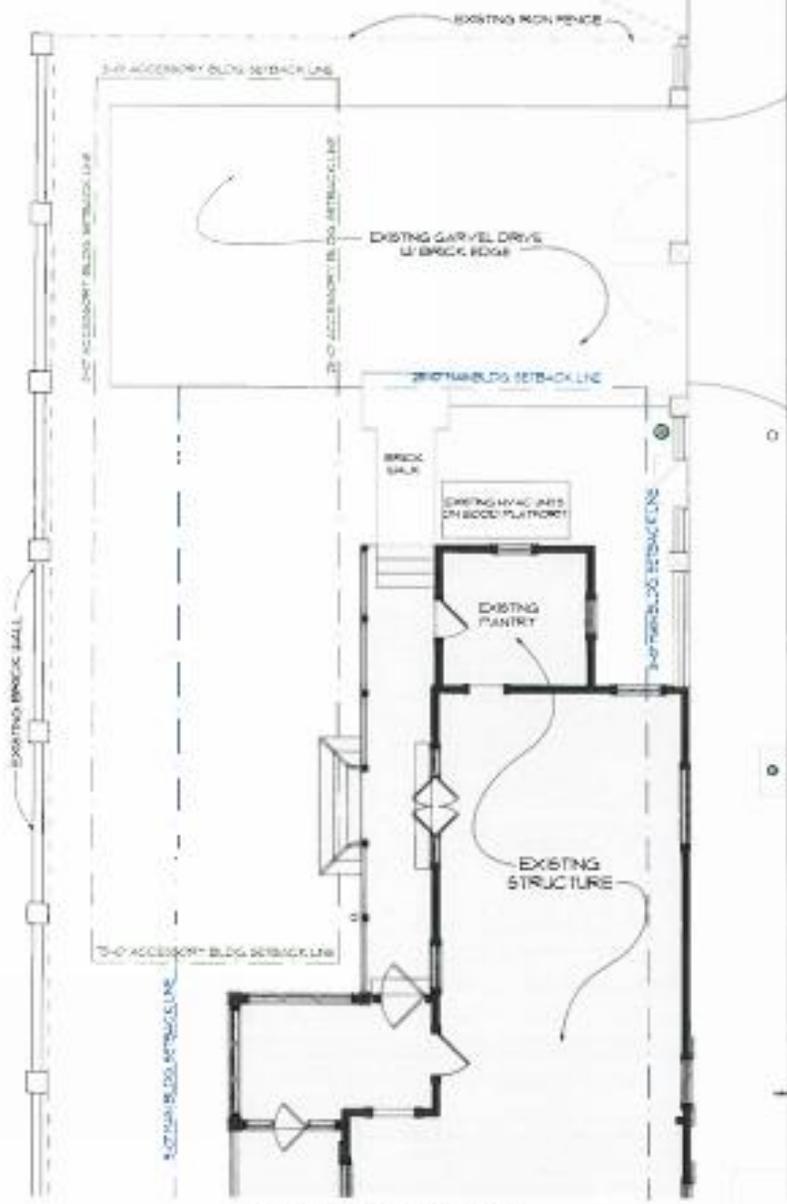
SHOWING # 130 BROAD STREET,
 IN THE CITY OF CHARLESTON, S.C.
 CONVEY TO: JOHN L. KNOTT, JR.
 AND DIANE L. KNOTT.

SCALE: 1" = 30'
 DATE: JUNE 8, 1996.

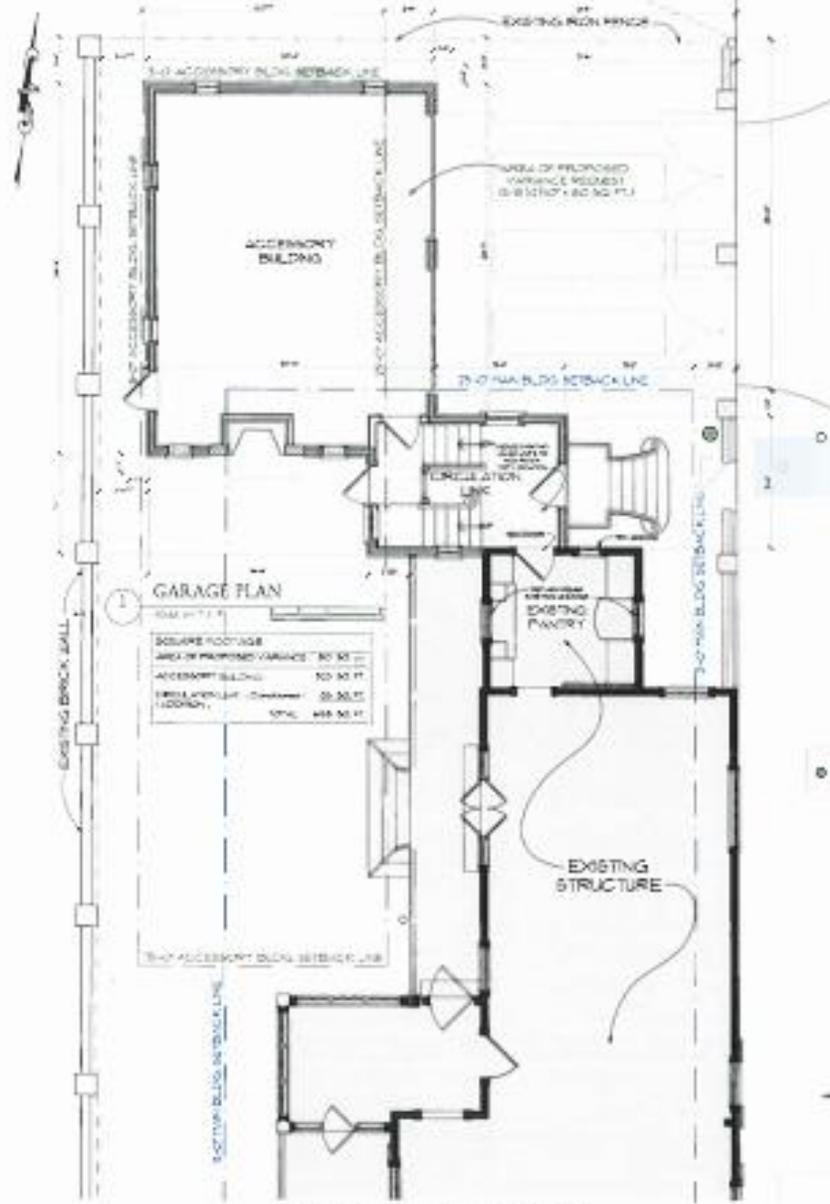
Wilson Buryness
 WILSON BURYNESS
 GRADUATE LAND SURVEYOR
 S.C. NO. 13029
 811 SEABIRD COURT
 MT. PLEASANT, S.C. 29524
 (803) 887-0218

CHARLESTON COUNTY
 SOUTH CAROLINA

THESE DRAWINGS ARE THE PROPERTY OF SAMUEL FURR ARCHITECTS. THEY ARE NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SAMUEL FURR ARCHITECTS. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF SAMUEL FURR ARCHITECTS IS PROHIBITED.



EXISTING CONDITION



PROPOSED ADDITION

GARAGE PLAN
 1044 S.F. ±

SQUARE FOOTAGE	1044 S.F. ±
AREA OF PAVING VARIANCE	30.50 S.F.
ACCESSORY BLDG.	70.50 S.F.
AREA UNDER COVER	22.50 S.F.
TOTAL	428.50 S.F.

SAMUEL FURR
ARCHITECTS
 1000 HUNTER DRIVE, 10 MARBLE CREEK DR
 410.333.1034

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
 130 BROAD STREET
 CHARLESTON, SC 29401

Drawn By:
 Title:
 Review By:
 Date:

A-1.1

Sheet of

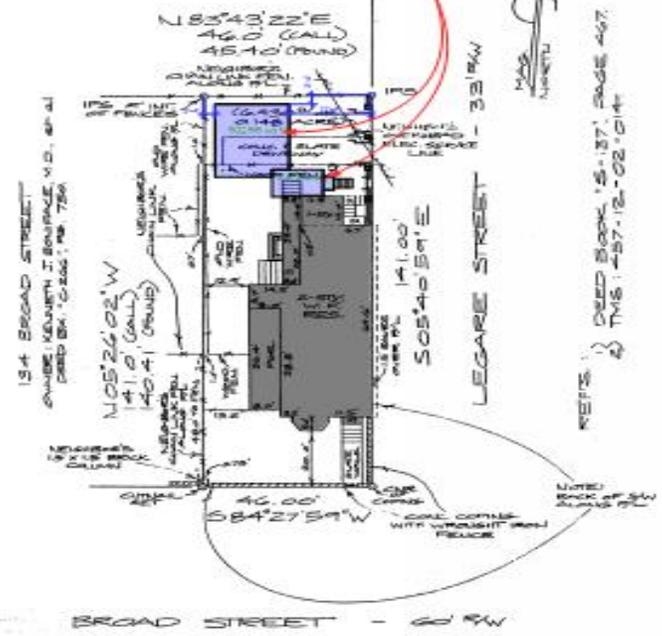
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.I.A. & H.I.D. FLOOD HAZARD BOUNDARY MAPS.

RECORDS CONTAINED HEREIN ARE THE PROPERTY OF THE RECORDER OF DEEDS AND ARE TO BE KEPT IN HIS OFFICE FOR A TERM OF YEARS AS DETERMINED BY LAW.

Existing lot area -	6430 sq ft
Existing coverage area -	2326 sq ft
Existing lot coverage -	36.17%
Proposed position area -	669 sq ft
Total Coverage area -	2995 sq ft
Total Proposed coverage -	45.33%

68 LEGARE STREET
OWNER: MARY M. STORRELL
DEED BOOK 12A-02, PG. 148
PLAT BOOK 78A, PAGE 66

PROPOSED ACCESSORY BUILDING HOUSE ADDITION



REFS: 1) DEED BOOK 12A-137, PAGE 467.
2) THIS 1-57-12-02-014



PLAT

SHOWING # 130 BROAD STREET, IN THE CITY OF CHARLESTON, S.C. CONVEY TO: JOHN L. KNOTT, JR. AND DIANE L. KNOTT.

SCALE: 1" = 30'
DATE: JUNE 8, 1996

CHARLESTON COUNTY SOUTH CAROLINA

JOHN L. KNOTT, JR.
REGISTERED PROFESSIONAL SURVEYOR
101 GABLE COURT
ST. PETERS, S.C. 29162
(803) 321-1111

SURVEYOR'S CERTIFICATION

I, EDINGS W. WILSON II, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A "CLASS A" SURVEY AS CLASSIFIED THEREIN.

S.C. R.L.S. NO. 13629

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO F.I.A. & H.U.D. FLOOD HAZARD BOUNDARY MAPS.

134 BROAD STREET

OWNER: KENNETH J. BONIFACE, M.D., et al
DEED BK. "G-266", PG. 750.

N05°26'02"W
141.0' (CALL)
140.41' (FOUND)

NEIGHBOR'S
1 1/2" X 1 1/2" BRICK
COLUMN

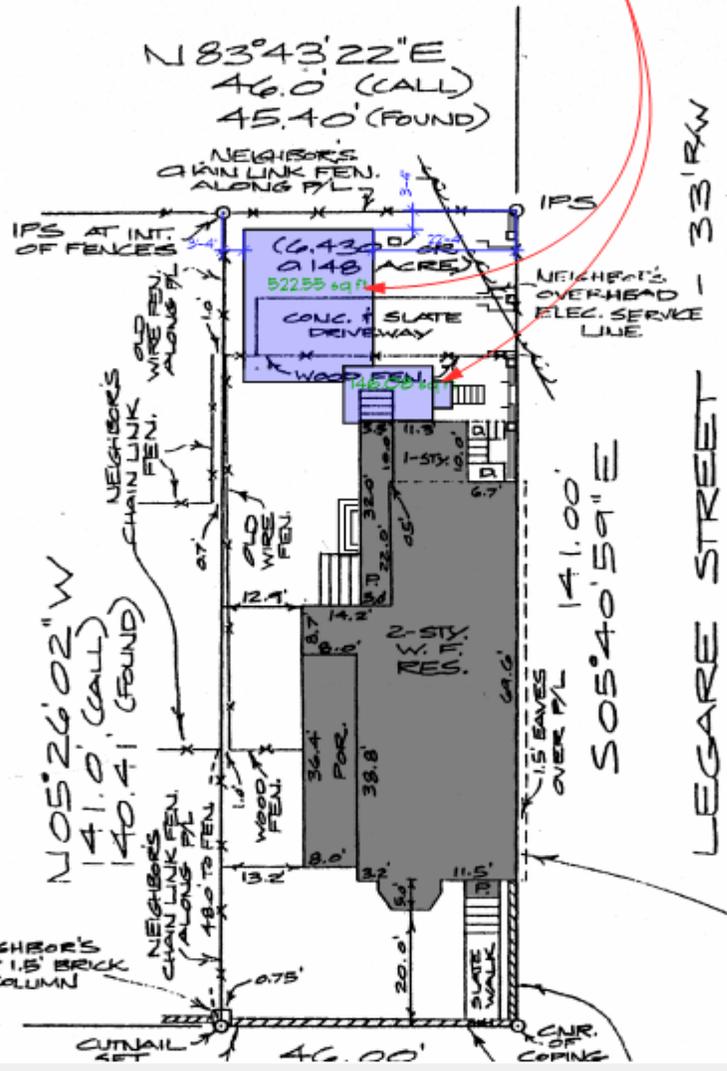
NEIGHBOR'S
CHAIN LINK FEN.
ALONG P/L

N83°43'22"E
46.0' (CALL)
45.40' (FOUND)

Existing lot area -	6,430. sq.ft.
Existing coverage area -	2,326. sq.ft.
Existing lot coverage -	36.17%
Proposed addition area -	669. sq.ft.
Total Coverage area -	2,995. sq.ft.
Total Proposed coverage -	46.57%

63 LEGARE STREET
OWNER: MARY M. STOREN
DEED BOOK "A-62", PG. 408.
PLAT BOOK "BA", PAGE 66.

PROPOSED ACCESSORY
BUILDING & HOUSE
ADDITION



LEGARE STREET

1 - 33' RW

MAG.
NORTH

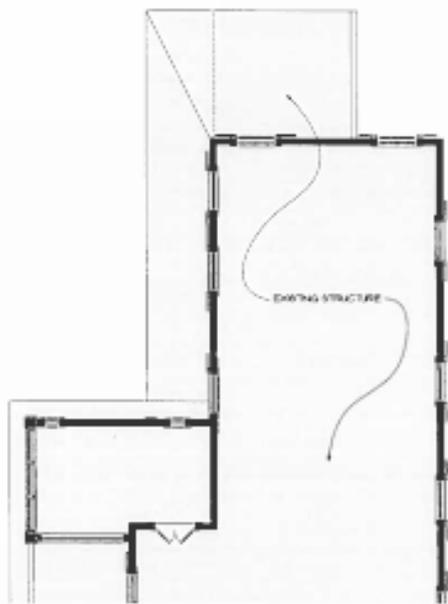
141.00'
S05°40'59"E

REFS.:

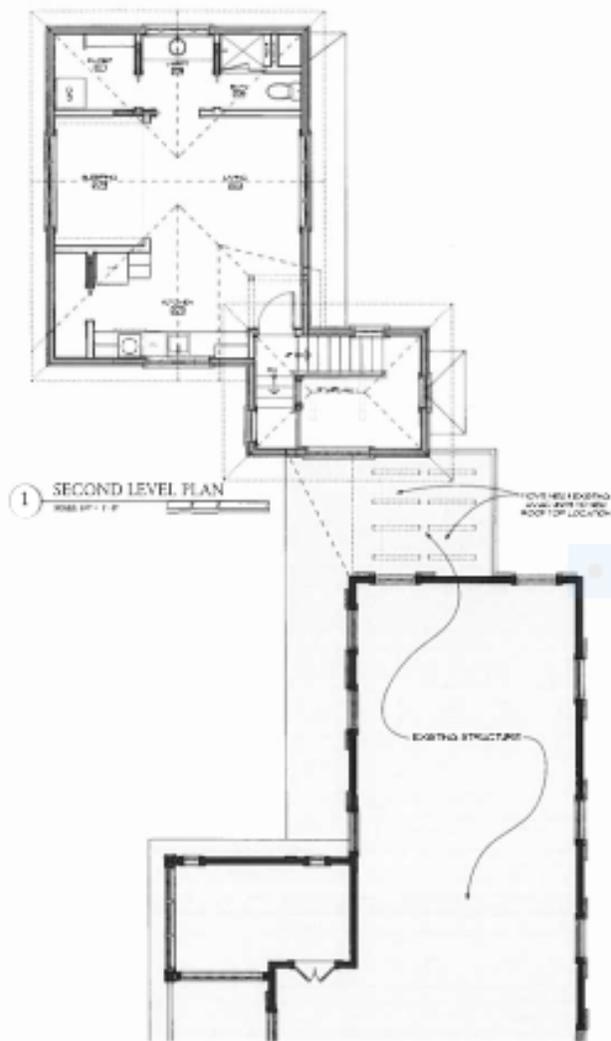
- 1) DEED BOOK "S-137", PAGE 467.
- 2) TMS: 457-12-02-014.

NOTE:
BACK OF SW

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EXISTING CONDITION



PROPOSED ADDITION

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
110 BROAD STREET
CHARLESTON, SC 29401

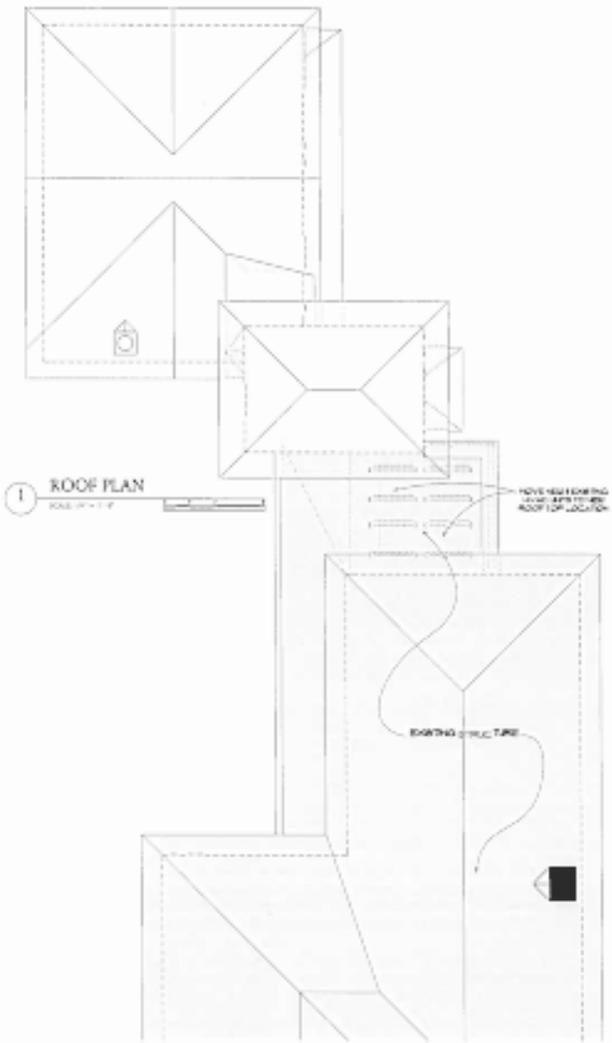
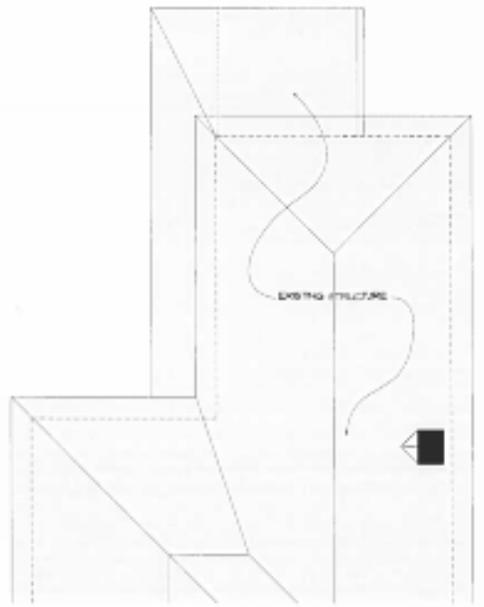
SAMUEL FURR
ARCHITECTS
110 BROAD STREET, CHARLESTON, SC 29401
853.733.1111

Drawn By:
Date:
Available Date:

A-1.2

Sheet of

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SAMUEL FURR
ARCHITECTS
ARCHITECTS, INC. 1000 E. 10th St., SC 29405
803.792.1114

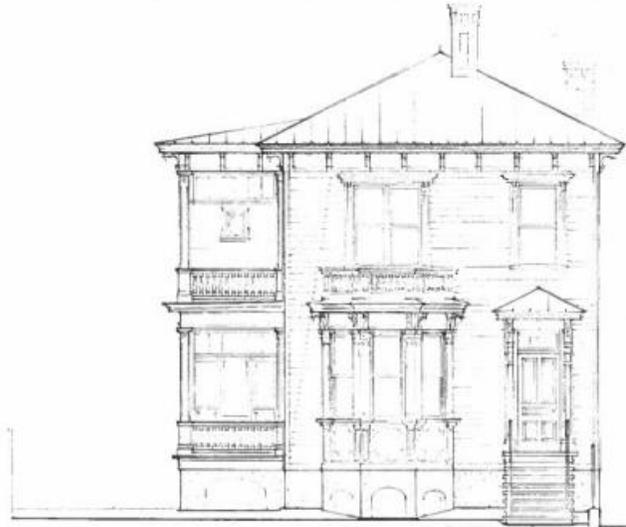
AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
130 BROAD STREET
CHARLESTON, SC 29401

Drawn By
DF
Date
1/12
Revision Date

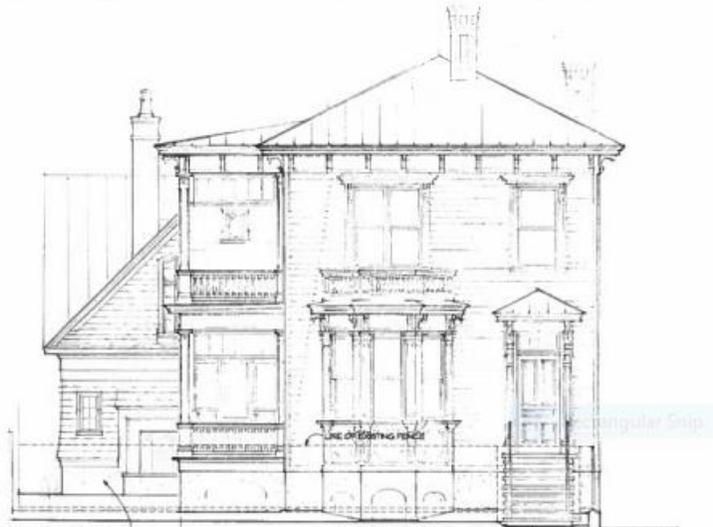
A-1.3

Sh _____

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South Elevation (Existing) Fence not shown 1/4" = 1'-0"



South Elevation (Proposed) Fence not shown 1/4" = 1'-0"



North Elevation (Existing) 1/4" = 1'-0"



North Elevation (Proposed) 1/4" = 1'-0"

SAMUEL FURR
ARCHITECTS
2104 MAYBANK HWY., JOHNS ISLAND, SC 29035
853.337.3324

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
130 BROAD STREET
CHARLESTON, SC 29401

Drawn by: SMF/DFP
Date: 12-2
Revises Date:

A-2.1

Sheet of

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East Elevation (Existing) 1/4" = 1'-0"



East Elevation (Proposed) 1/4" = 1'-0"

SAMUEL FURR
ARCHITECTS
2088 MAYBANK HWY., JOHNSTON, SC 29555
843.555.1524

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
130 BROAD STREET
CHARLESTON, SC 29401

Drawn By:
Date:
Revision Date:

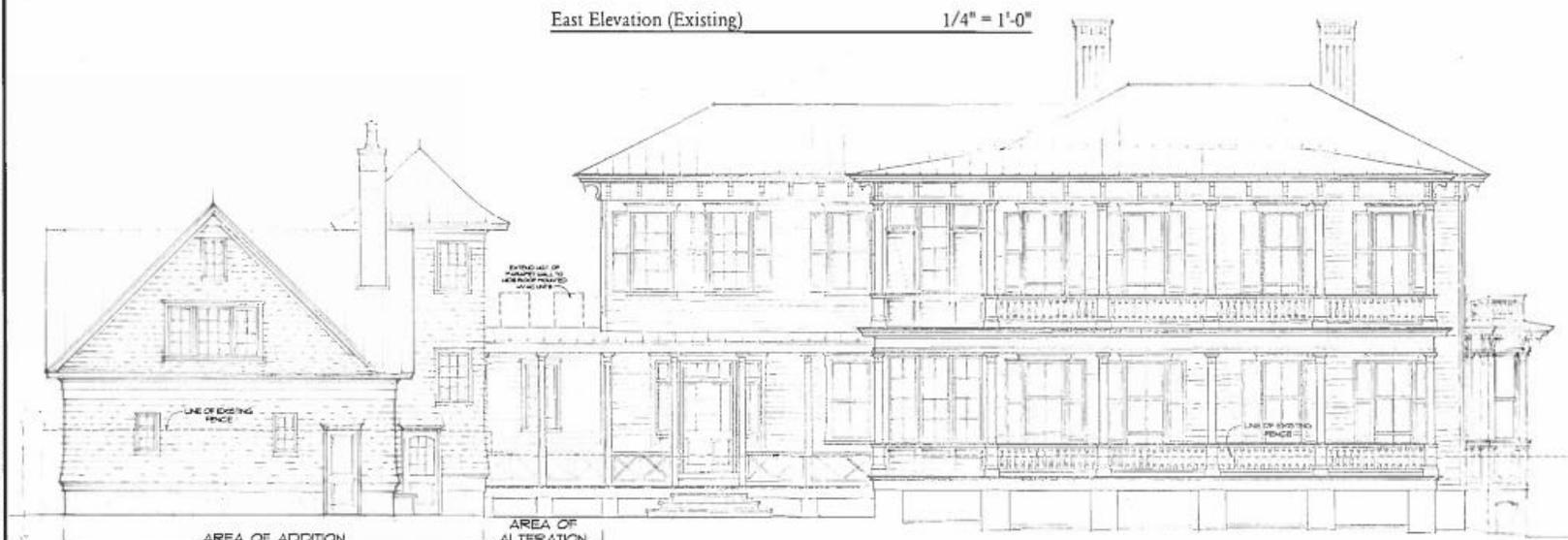
A-2.2

Sheet of

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East Elevation (Existing) 1/4" = 1'-0"



East Elevation (Proposed) 1/4" = 1'-0"

SAMUEL FURR
ARCHITECTS
288 MARLBOROUGH ST., JOHNS ISLAND, SC 29556
843.337.2324

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
130 BROAD STREET
CHARLESTON, SC 29401

Drawn By: JBF/SLP
Date: 12-21
Revised Date:

A-2.3

Sheet ___ of ___

THESE CHANGES ARE THE PROPERTY OF SAMUEL FURR ARCHITECTS. THEY ARE NOT TO BE REPRODUCED, DULICATED OR USED IN ANY WAY UNLESS WRITTEN AUTHORIZATION HAS FIRST BEEN OBTAINED FROM THE FIRM OF SAMUEL FURR ARCHITECTS.



East Elevation 1/4" = 1'-0"



North Elevation 1/4" = 1'-0"



West Elevation 1/4" = 1'-0"



South Elevation 1/4" = 1'-0"

SAMUEL FURR
ARCHITECTS
 296 MAYBANK HWY, JOHNESVILLE, SC 29435
 803.559.1514

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
 130 BROAD STREET
 CHARLESTON, SC 29401

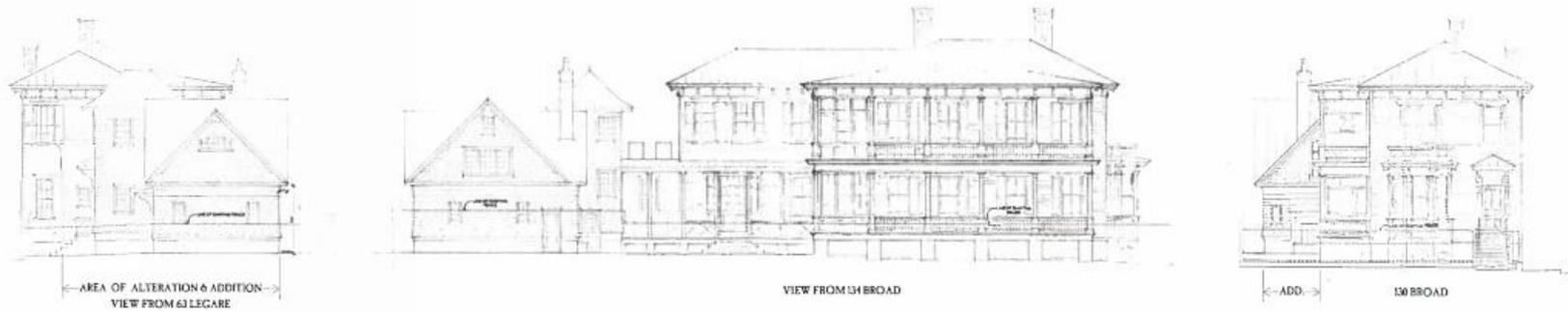
Drawn By: JDF/SJC
 Date: 10-2
 Revision: D/1/1

A-2.4

Sheet 1 of 1



Legare Street Elevation 1/8" = 1'-0"



RECEIVED

FEB 12 2021

AN ALTERATION & ADDITION TO THE
FURR RESIDENCE
 130 BROAD STREET
 CHARLESTON, SC 29401

SAMUEL FURR
ARCHITECTS
 2968 MAYBANK HWY., JOHNS ISL., SC 29435
 843 557 2224

Drawn by: *SMF/SLF*
 Issued: 03-22-20
 Revised:

Sheet of



130 BROAD

AREA OF ALTERATION & ADDITION

63 LEGARE

LEGARE STREET ELEVATION

1/4" = 1'-0"

			<p>AN ALTERATION & ADDITION TO THE FURR RESIDENCE 130 BROAD STREET CHARLESTON, SC 29401</p>		<p>SAMUEL FURR ARCHITECTS 2968 MAYBANK HWY., JOHNS ISL., SC 29455 843.219.2224</p>	<p>Drawn By: <u>SBG/STP</u> Issued: <u>10-21</u> Revisions: _____ _____ _____</p>
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Sheet ___ of ___

Agenda Item #B-2

313 TALL OAK AVENUE

(ASHLEY FOREST)

TMS # 418-13-00-026

Request variance from Sec. 54-301 to allow a 1-story addition (living room/fireplace/porch/steps) with a 7.5-ft. south side setback (9-ft. required).

Zoned SR-1





City of Charleston

Instructions – This application, along with the required information and fee, must be submitted to the Permit Center at 2 George Street. **Applications are due by 12 Noon on the deadline date and must be complete to be accepted and placed on an agenda.** A sign will be posted on the property, and a public hearing will be conducted by the Board of Zoning Appeals – Zoning. **Permits authorized by the Board cannot be issued during a five (5) business day appeal period following the decision of the Board, except for use variances, the appeal period shall be fifteen (15) calendar days.** An appeal to the Board during this appeal period stays all further action on the application.

THE APPLICANT HEREBY REQUESTS:

- A Variance and/or Special Exception as indicated on page 2 of this application.
- Reconsideration of a decision of the Board or action of a zoning official (attach Appeal form).
- Extension of an unexpired Variance and/or Special Exception approval.

MEETING DATE REQUESTED: March 14, 2021

Property Address 313 Tall Oak Ave TMS # 418-13-00-026

Property Owner Kathleen T. Jackson Daytime Phone 843-323-8854

Applicant Kathleen T. Jackson Daytime Phone 843-323-8854

Applicant's Mailing Address 313 Tall Oak Ave

Charleston SC 29407 E-mail Address ktjackson@yahoo.com

Relationship of applicant to owner (same, representative, prospective buyer, other) SELF

Zoning of property SR-1

Information required with application: (check information submitted)

- Scaled plans or plats, including elevations, showing the variance[s] or special exception[s] being requested (3 sets)
- For new construction or additions within a flood zone, show HVAC units and platform on scaled plans
- Scaled floor plans with rooms labeled and the total floor area for each dwelling unit noted are required for all density variances and building additions, unless exempted by the Zoning staff (3 sets)
- Plans or documents necessary to show compliance with special exception requirements (3 sets)
- Check, credit card or cash (make checks payable to the City of Charleston)
- YES or NO - Is this Property restricted by any recorded covenant that is contrary to, conflicts with or prohibits the proposed land use encompassed in this permit application? § 6-29-1145 of the South Carolina Code of Laws

Optional but very helpful information:

- Photographs
- Letters or petitions from neighbors or organizations directly affected by your request

I certify that the information on this application and any attachments is correct, that the proposed improvement(s) comply with private neighborhood covenants, if there are any, and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be posted with a notice of the Board hearing and inspected.

Applicant [Signature] Date 01/25/2021

For office use only		
Date application received _____	Fee \$ _____	Time application received _____
Staffperson _____		Receipt # _____

For **Variance** requests, applicants should list the specific variance(s) being requested and, if possible, explain how the variance test that follows is met (add as an attachment if necessary):

Extension of Addition to accommodate
new main entrance

Variance Test: The Board of Zoning Appeals-Zoning is authorized to approve a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes the following findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. [SC Code of Laws § 6-29-800]

For **Special Exception** requests, applicants should list the specific approval(s) being requested and include documentation to demonstrate compliance with the relevant special exception requirements of the Zoning Ordinance, such as § 54-110, § 54-206, or sections in Article 5 (add as an attachment if necessary):

All approvals of the Board shall remain valid for two (2) years from the approval date, unless extended in accordance with the provisions of Article 9, Part 5 of the zoning ordinance. Applicants may not apply for the same request that has been denied by the Board until a period of six (6) months has lapsed.

Rectangular Snip

Variance Test For 313 Tall Oak Avenue

- 1: Per architect planning, the right-hand side of the proposed addition will encroach on the existing 9 foot easement by 1.5 feet, which has been approved by the adjoining neighbor, via letter.
- 2: This encroachment will not apply to any other property in the vicinity.
- 3: This proposed change will not effectively prohibit or unreasonably restrict the utilization of the property.
- 4: The authorization of this variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of this variance.

Department of Planning, Preservation & Sustainability
Board of Zoning Appeals-Zoning
Permit Center
2 George Street
Charleston, SC 29401

RE: Application for Variance, Special Exception, Reconsideration or Extension for the Property at:

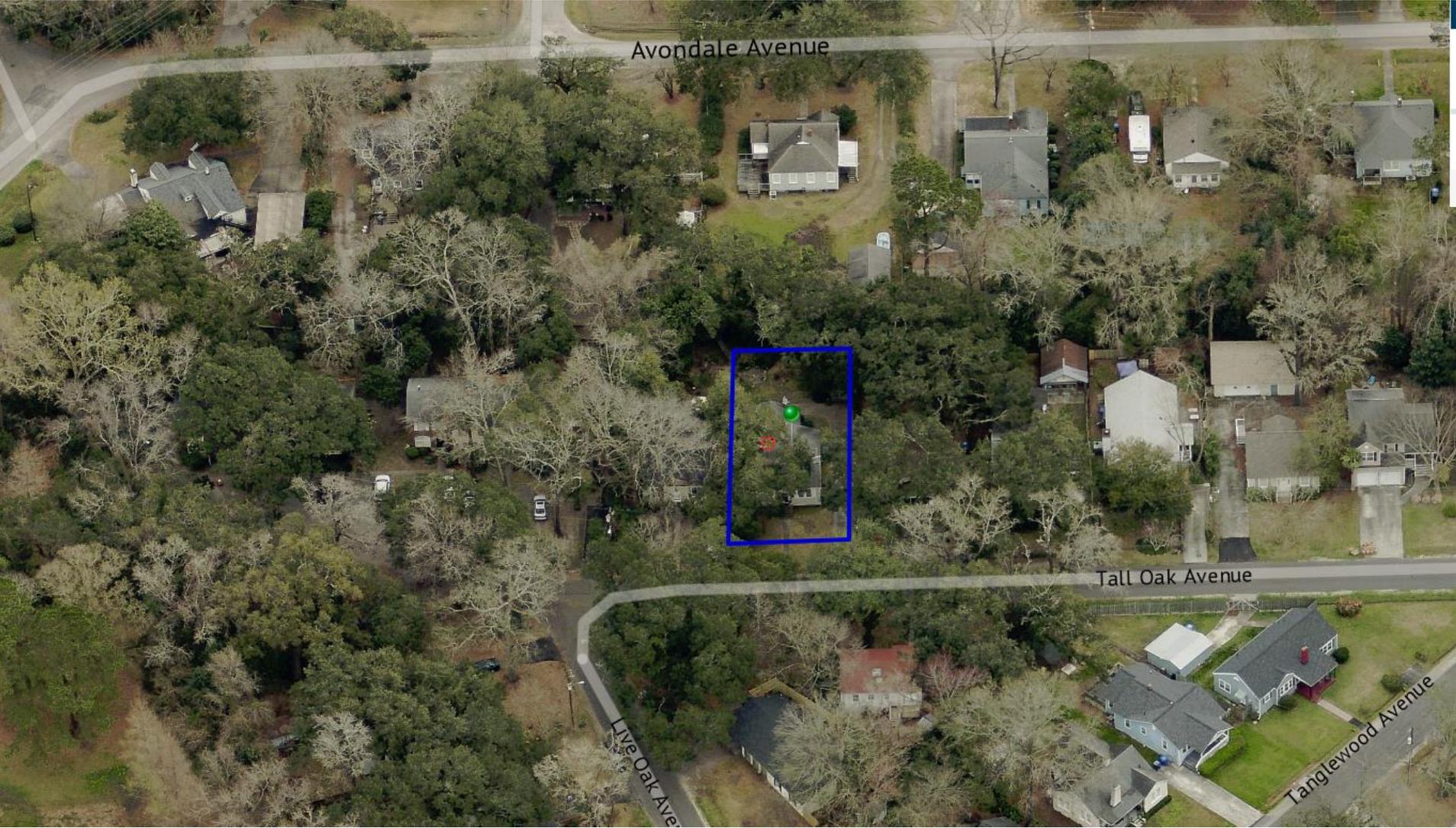
**313 Tall Oak Ave
Charleston, SC 29407**

To whom it may concern:

I have seen the plans for the addition and renovation of the property located at 313 Tall Oak Ave, and as an adjacent neighbor, I fully support the project in its entirety.

Sincerely,


Ashley Pitcairn
311 Tall Oak Ave



Avondale Avenue

Tall Oak Avenue

Live Oak Ave

Tanglewood Avenue















Rectangular Shiplap



KATIE JACKSON
 Proposed Addition
 315 Tall Oak Ave, Charleston, South Carolina, 29407



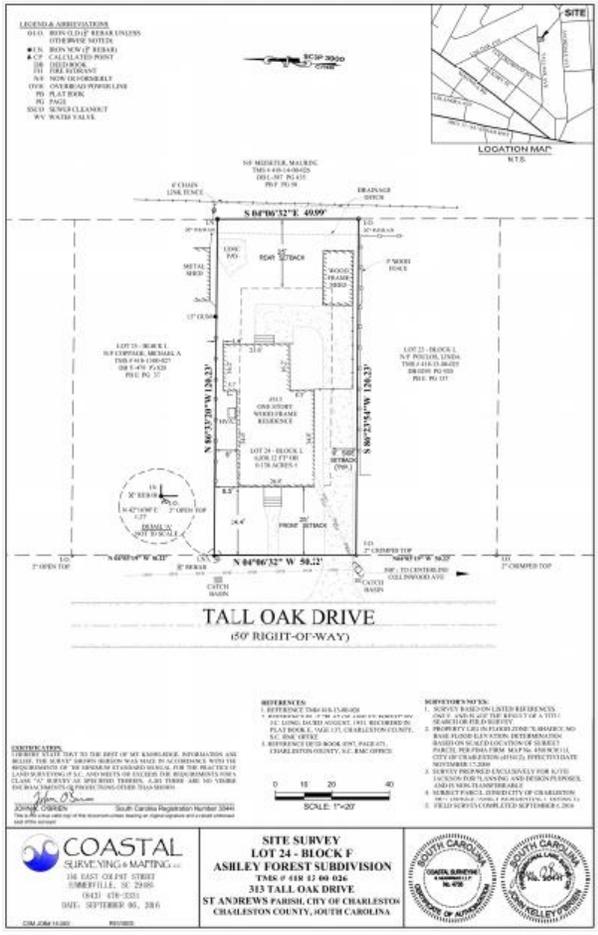
DRAFT ONLY

Sheet	Description	Date
1	Rectangular Shiplap	11/9/2020
2	Rectangular Shiplap	11/9/2020
3	Rectangular Shiplap	11/9/2020
4	Rectangular Shiplap	11/9/2020
5	Rectangular Shiplap	11/9/2020
6	Rectangular Shiplap	11/9/2020
7	Rectangular Shiplap	11/9/2020
8	Rectangular Shiplap	11/9/2020
9	Rectangular Shiplap	11/9/2020
10	Rectangular Shiplap	11/9/2020

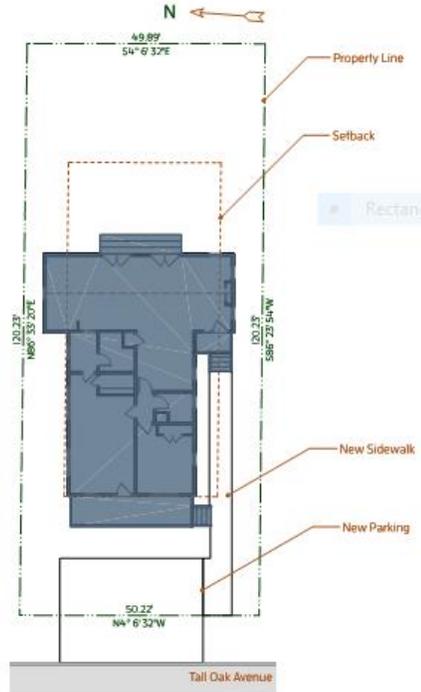
NOTES:
 This drawing is not to be reproduced or copied in whole or in part, for purposes of which are not intended. It is only to be used for the project and any other drawings identified herein shall not be used in whole or in part in any other project without the written permission of the Designer.

Drawn By:	Drawing Size
JMW	ARCH D
Date Created:	
Date Created:	11/9/2020

REVISION TABLE		
NUMBER	DATE	DESCRIPTION



SITE PLAN - EXISTING
Scale: N/A



SITE PLAN - PROPOSED
Scale: 1" = 10'

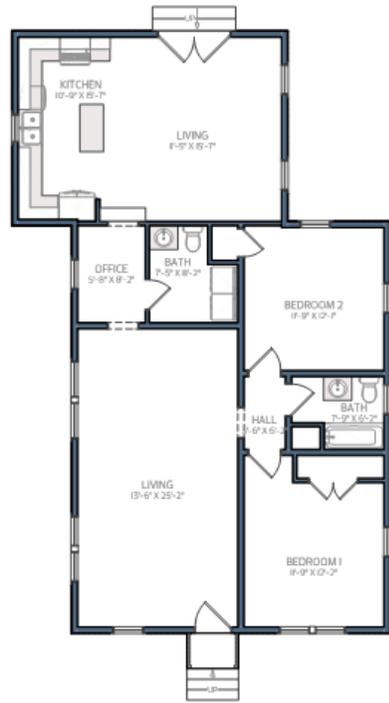


* Brown Dog CAD Services, LLC is not responsible for dimension verification. All dimensions must be field verified.
 * These plans are provided to convey design intent & scope. They do not supersede the builder's nor the respective trades' responsibility to verify that all information listed and work performed is in accordance with equipment lists, applicable codes and actual job site dimensions and conditions.

313 Tall Oak Drive, Charleston, SC 29405

Site Plans

313 Tall Oak Drive
SIOI

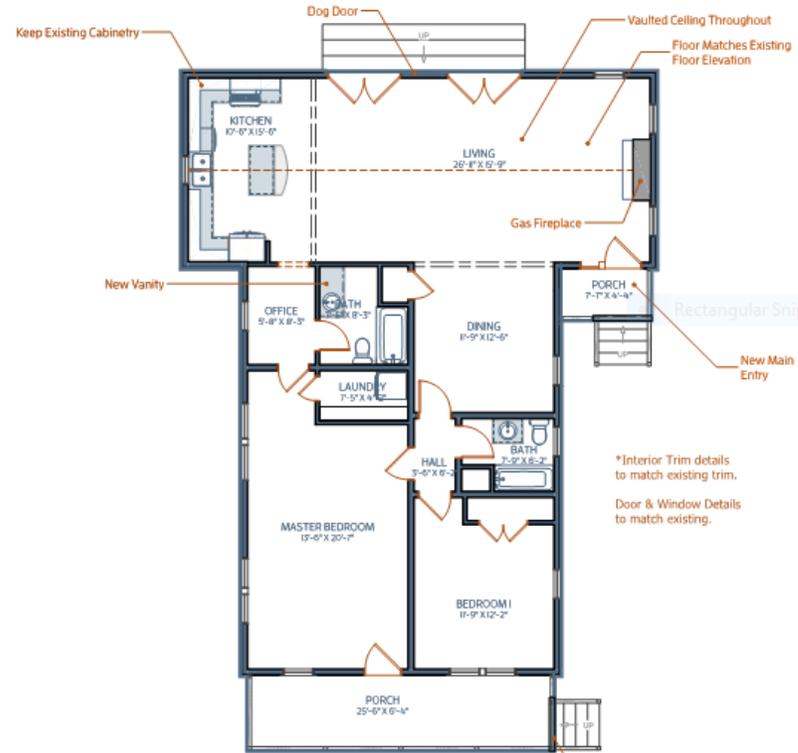


LIVING AREA
5302 SQ FT



EXISTING PLAN
Scale: 1/4" = 1'

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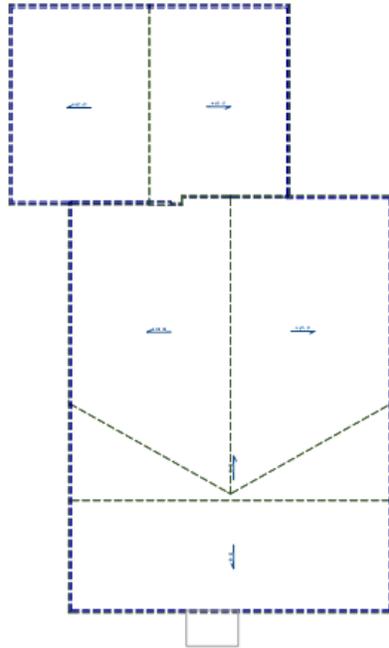
LIVING AREA
4577 SQ FT

PROPOSED PLAN
Scale: 1/4" = 1'

313 Tall Oak Avenue, 1st Floor, 10/20/2023, 10/20/23, 10/20/23, 10/20/23

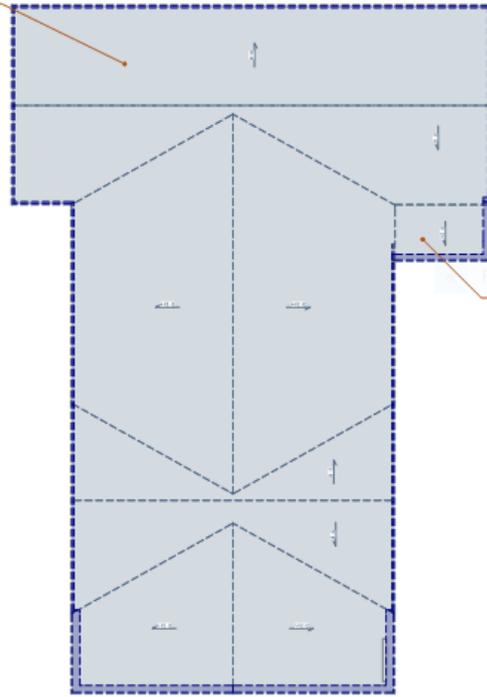
Floor Plans

313 TALL OAK AVENUE
AI02



EXISTING ROOF PLAN
Scale: 1/4" = 1'

New Gable Roof -
Ceiling matches Roof
Pitch



PROPOSED ROOF PLAN - Alternate
Scale: 1/4" = 1'

Rectangular Strip
New Shed Roof
over New Entry



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EXISTING FRONT ELEVATION
Scale: 1/4" = 1'



PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'

• Rectangular Snip



EXISTING REAR ELEVATION
Scale: 1/4" = 1'



PROPOSED REAR ELEVATION
Scale: 1/4" = 1'

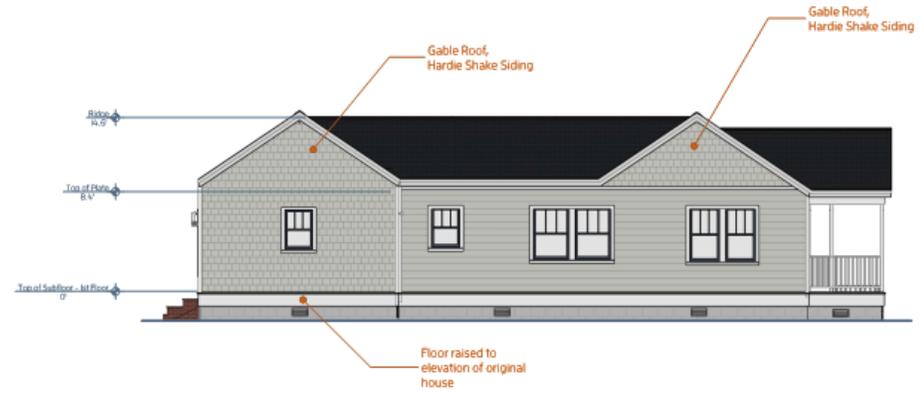


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EXISTING LEFT ELEVATION
Scale: 1/8" = 1'

• Rectangular Snip



PROPOSED LEFT ELEVATION
Scale: 1/8" = 1'

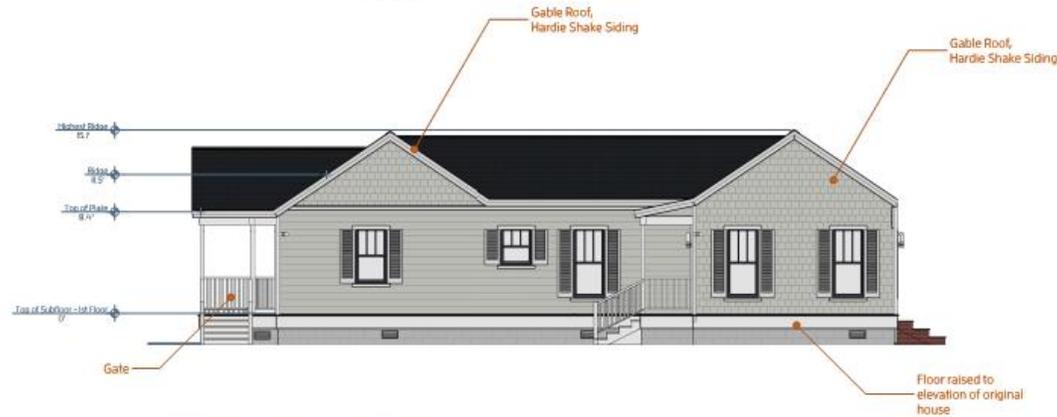


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EXISTING RIGHT ELEVATION
Scale: 1/4" = 1'

Rectangular Snip



PROPOSED RIGHT ELEVATION
Scale: 1/4" = 1'



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 ** These plans are provided to convey design intent & scope. They do not supersede the builder's nor the respective trades' responsibility to verify that all information listed and work performed is in accordance with equipment use, applicable codes and actual job site dimensions and conditions.

Brown Dog CAD Services, LLC 10/20/2023 10:00 AM

Right Elevation

313 TALL OAK AVENUE
A10



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313 TALL OAK AVENUE, UNIT 1000, WASHINGTON, DC 20004

Proposed Renovation Renders

313 TALL OAK AVENUE

A201